

BOARD OF APPEAL REFERRALS

July 27, 1978

1. Z-4188-4189 New England Deaconess Hospital  
25 Deaconess Road and 185 Pilgrim Road, Boston
2. Z-4191 King Liu Realty, Inc.  
903-905 Boylston Street, Boston
3. Z-4195 Mass. Electric Construction Co., Inc.  
15-19 McDonald Avenue, Allston
4. Z-4196 Trustee of Lily Trust  
3 Lamson Street, East Boston
5. Z-4197 David Pallian, Holly Morse, Sharen Bowden, and Elizabeth Egan  
96-100 South Street, Boston
6. Z-4198 John J. Mahoney  
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7. Z-4201 William A. and Carol S. Ferranti  
12 Cordis Street, Charlestown
8. Z-4203 Paul J. Saunders Post #383  
456 West Fourth Street and 119-123 Dorchester Street, South Boston
9. Z-4204 Philip Connell  
66 Temple Street, West Roxbury
10. Z-4205 Southeastern Painting Co., Inc.  
210 North Harvard Street, Allston
11. Z-4206 Mary Damiano  
91 Ashley Street, East Boston
12. Z-4207 Lewis A. Moorhouse  
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13. Z-4209 Winter Street Building Trust  
8 Winter Street, Allston
14. Z-4211 Geoffrey P. Morris (prospective purchaser)  
811 East Broadway, South Boston
15. Z-4213 Roman Catholic Archdiocese of Boston  
330 Market Street, Brighton
16. Z-4226 Public Facilities Department (lessee); Badminton and Tennis Club  
52 Hemenway Street, Boston
17. Z-4227 Johnson Woodworking Company  
33 Morrell Street, West Roxbury

## MEMORANDUM

July 27, 1978

TO: BOSTON REDEVELOPMENT AUTHORITY  
FROM: Kane Simonian, Secretary  
SUBJECT: BOARD OF APPEAL REFERRALS

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Hearing: 7/25/78

Z-4188-4189  
New England Deaconess Hospital  
25 Deaconess Road and 185 Pilgrim Road  
Boston

Hospital complex

District(s):	apartment <u>H-2</u>	general business <u>          </u>	industrial <u>          </u>
	residential <u>          </u>	local business <u>          </u>	waterfront <u>          </u>
	single family <u>          </u>		manufacturing <u>          </u>

Purpose: to erect pedestrian walkway across street.

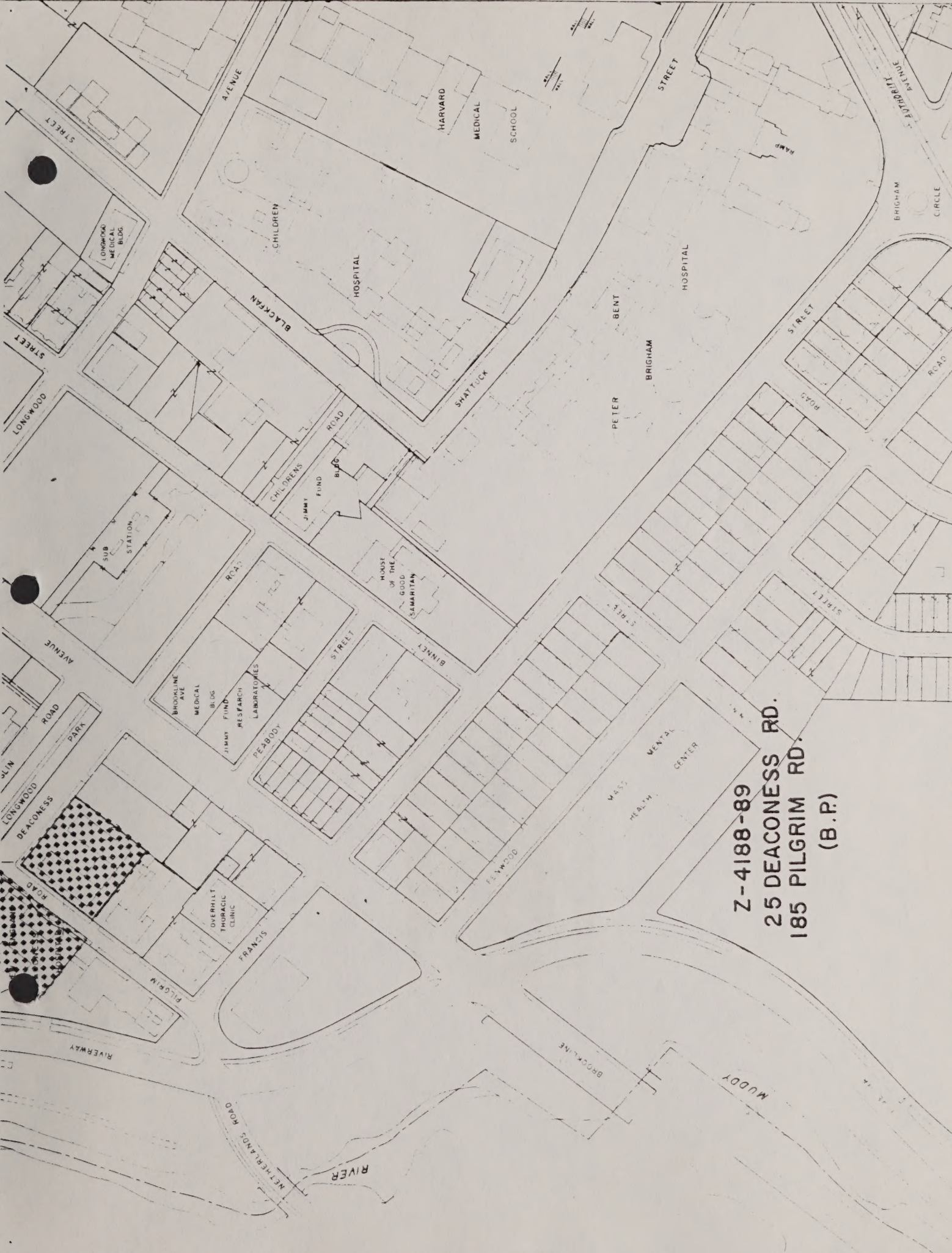
## Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
18-1. Front yard is insufficient.	20 ft.	0

Proposal will connect nurses' home at third floor with hospital at fourth floor and permit hospital improvement program. Yard violation is technical. Recommend approval with proviso.

VOTED: In reference to Petitions Z-4188-4189, brought by New England Deaconess Hospital, 25 Deaconess Road, Boston, for a variance to erect a pedestrian walkway across street in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval provided plans (The Architects Collaborative 7/13/78) are submitted to the Authority for design review.





Z-4188-89  
25 DEACONESS RD.  
185 PILGRIM RD.  
(B.P.)



Board of Appeal Referrals 7/20/78

Hearing: 8/1/78

Z-4191

King Liu Realty, Inc.

903-905 Boylston Street, Boston

near Hereford Street

Two-story structure

District(s): apartment \_\_\_\_\_ general business B-10-155 industrial \_\_\_\_\_  
residential \_\_\_\_\_ local business \_\_\_\_\_ waterfront \_\_\_\_\_  
single family \_\_\_\_\_ manufacturing \_\_\_\_\_

Purpose: to change occupancy to restaurant providing fast food service  
and dining on premises.

Violation(s):

Section

Required

Proposed

- 8-7. Sale over the counter of on-premises-prepared food or drink for off-premises consumption, or for on-premises consumption if, as so sold, such food or drink is ready for take-out, is conditional in a B-10-155 district.
- 8-7. A restaurant is conditional in a B-10-155 district.

Structure was formerly occupied by "Pru Cinema". Petitioner has reviewed proposal to operate a Chinese restaurant with neighborhood association and Little City Hall. No objections. Recommend approval.

VOTED: In reference to Petition Z-4191, brought by King Liu Realty, Inc., 903-905 Boylston Street, Boston, for two conditional uses for a change of occupancy to restaurant providing fast food service and on-premises dining in a general business (B-10-155) district, the Boston Redevelopment Authority recommends approval. Proposal is consistent with commercial area. Neighborhood association and Little City Hall have no objection.





Z-4191

903-905 BOYLSTON ST.

(B.P.)

GLoucester STREET

Hereford AVENUE

MASSACHUSETTS

COMMONWEALTH

GREATER BOSTON ACADEMY

STREET

RAMP

ALBANY STREET

AND

CHARLES NEWCOMB SQUARE

FRANCISCAN MISSIONARIES OF MARY

DALTON STREET

RAILROAD

ST. CECILIA

CAMBRIA STREET

BELMONT STREET

ST. CECILIA CHURCH

STREET

BELVIDERE

ST. GERMAIN

STREET

ST. CECILIA

STREET

ST. CECILIA

STREET

ST. CECILIA

STREET

ST. CECILIA

STREET

AVENUE

ROAD

STONEHOLM

STREET

EDGERLY

ROAD

STREET

ST. CECILIA

STREET

ST. CECILIA

STREET

HEMENWAY

ST. CECILIA

STREET

ST. CECILIA

STREET



Board of Appeal Referrals 7/20/78

Hearing: 8/1/78

Z-4195

Mass. Electric Construction Co., Inc.  
15-19 McDonald Avenue, Allston  
near Everett Street

Three 1½-story structures

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing <u>M-1</u>

Purpose: to erect one-story warehouse-office structure.

Violation(s):

Section

Required

Proposed

18-1. Front yard is insufficient.

20 ft.

14 ft.

Facility will replace two of the existing electrical contracting structures.  
Yard deficiency is minimal. No opposition. Recommend approval.

VOTED: In reference to Petition Z-4195, brought by  
Mass. Electric Construction Co., Inc., for  
a variance to erect a one-story warehouse-  
office structure in a manufacturing (M-1)  
district, the Boston Redevelopment Authority  
recommends approval. Yard deficiency is  
minimal. No opposition.



INSTITUTE OF  
CONTEMPORARY ART

WILLIAM E. SMIT  
PLAYGROUND

Z-4195  
15-19 McDONALD AVE.  
(ALLSTON)





Board of Appeal Referrals 7/20/78

Hearing: 8/1/78

Z-4196

Trustee of Lily Trust  
3 Lamson Street, East Boston  
near Webster Street

Four-story masonry structure

District(s): apartment H-1 general business \_\_\_\_\_ industrial \_\_\_\_\_  
residential \_\_\_\_\_ local business \_\_\_\_\_ waterfront \_\_\_\_\_  
single family \_\_\_\_\_ manufacturing \_\_\_\_\_

Purpose: to legalize shed dormer.

Violation(s):

Section

Required

Proposed

15-1. Floor area ratio is excessive.

Petitioner received building permit in May 1977 to erect full shed dormer on roof of four-family structure and subsequently exceeded terms by increasing size. Structure is excessive, inconsistent with surrounding properties, and should conform to terms of original permit. Recommend denial.

VOTED: In reference to Petition Z-4196, brought by Trustee of Lily Trust, 3 Lamson Street, East Boston, for a variance to legalize shed dormer in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. Structure is excessive, inconsistent with surrounding properties, and should conform to terms of original permit.



Z-4196  
3 LAMSON ST.  
(E.B.)





Board of Appeal Referrals 7/20/78

Hearing: 8/15/78

Z-4197

David Pallian, Holly Morse, Sharen Bowden,  
Elizabeth Egan  
96-100 South Street, Boston  
near East Street

Five-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing M-8_____

Purpose: to change occupancy to four artists' dwelling units-studios,  
offices, warehouse, light manufacturing, sales.

Violation(s):

Section

Required

Proposed

8-7. Dwelling units are conditional in an M-8  
district.

In December, the Board of Appeal with Authority concurrence approved  
conversion of floors three, four, and five. Petitioner inadvertently  
omitted the second floor. Current proposal will remedy condition.  
Recommend approval with proviso.

VOTED: In reference to Petition Z-4197, brought by  
David Pallian, Holly Morse, Sharen Bowden,  
and Elizabeth Egan, 96-100 South Street,  
Boston, for a conditional use for a change  
of occupancy to four artists' dwelling units-  
studios, offices, warehouse, light manufac-  
turing, and sales in a manufacturing (M-8)  
district, the Boston Redevelopment Authority  
recommends approval provided petitioner com-  
plies with provisos indicated in Board of  
Appeal decision BZC 3966.





Z-4197  
96-100 SOUTH ST.  
(B.P.)



Board of Appeal Referrals 7/20/78

Hearing: 8/15/78

Z-4198  
John J. Mahoney  
77 West Brookline Street, Boston  
near Shawmut Avenue

3½-story structure

District(s): apartment H-2      general business \_\_\_\_\_      industrial \_\_\_\_\_  
                 residential \_\_\_\_\_      local business \_\_\_\_\_      waterfront \_\_\_\_\_  
                 single family \_\_\_\_\_      manufacturing \_\_\_\_\_

Purpose: to change occupancy from one-family dwelling to three apartments.

Violation(s):

Section

Required

Proposed

8-7. Any dwelling converted for more families which meets at least one half the requirement for open space is conditional in an H-2 district.

17-1. Open space is insufficient.

150 sf

82 sf

Proposal is consistent with abutting properties. No objections.  
Recommend approval.

VOTED: In reference to Petition Z-4198, brought by John J. Mahoney, 77 West Brookline Street, Boston, for a conditional use and a variance for a change of occupancy from one-family dwelling to three apartments in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval. Proposal is consistent with abutting properties.



Z-4108

77 WEST BROOKLINE ST.  
(B.P.)





Board of Appeal Referrals 7/20/78

Hearing: 8/1/78

Z-4201

William A. and Carol S. Ferranti  
12 Cordis Street, Charlestown  
near Warren Street

Three-story masonry structure

District(s): apartment H-1 general business \_\_\_\_\_ industrial \_\_\_\_\_  
residential \_\_\_\_\_ local business \_\_\_\_\_ waterfront \_\_\_\_\_  
single family \_\_\_\_\_ manufacturing \_\_\_\_\_

Purpose: to change occupancy from three- to four-family dwelling.

Violation(s):

Section

Required

Proposed

8-7. Any dwelling converted for more families  
which does not meet the requirements of  
lot area is forbidden in an H-1 district.

14-2. Lot area is insufficient.

8,000 sf

3,372 sf

Proposed change is contrary to the single-, two-, and three-family  
character of the neighborhood and would aggravate a growing parking  
problem. Recommend denial.

VOTED: In reference to Petition Z-4201, brought by  
William A. and Carol S. Ferranti, 12 Cordis  
Street, Charlestown, for a forbidden use for  
a variance for a change of occupancy from a  
three- to a four-family dwelling in an apart-  
ment (H-1) district, the Boston Redevelopment  
Authority recommends denial. Proposed change  
is contrary to the single-, two- and three-  
family character of the neighborhood and  
would aggravate a growing parking problem.





Z-4201  
12 CORDIS ST.  
(CHSN.)

FREDERICK D. EMONS  
PLAYGROUND

RUTHERFORD

RUTHERFORD

WARREN  
THOMPSON SQUARE

MONUMENT SQUARE

WINTHROP SQUARE

BUNKER HILL  
MONUMENT



Board of Appeal Referrals 7/20/78

Hearing: 8/15/78

Z-4203

Paul J. Saunders Post #383

456 West Fourth Street and

119-123 Dorchester Street, South Boston

Two-story masonry structure

District(s): apartment \_\_\_\_\_ general business \_\_\_\_\_ industrial \_\_\_\_\_  
residential \_\_\_\_\_ local business L-1 waterfront \_\_\_\_\_  
single family \_\_\_\_\_ manufacturing \_\_\_\_\_

Purpose: to change occupancy from firehouse (Boston Fire Department)  
to American Legion Post.

Violation(s):

Section

Required

Proposed

8-7. A private club is conditional in an L-1  
district.

Facility would provide space for club activities, youth-oriented programs,  
and elderly rest area. Community groups favor proposal. Recommend  
approval.

VOTED: In reference to Petition Z-4203, brought by  
Paul J. Saunders Post #383, 456 West Fourth  
Street and 119-123 Dorchester Street, South  
Boston, for a conditional use for a change  
of occupancy from firehouse to American  
Legion Post in a local business (L-1) dis-  
trict, the Boston Redevelopment Authority  
recommends approval. Facility will provide  
youth-oriented programs and elderly rest  
area. Community groups favor proposal.

*tabled*



(456 WEST FOURTH ST.  
119 - 123 DORCHESTER ST.  
(S.B.)



Board of Appeal Referrals 7/20/78

Hearing: 8/1/78

Z-4204  
Philip Connell  
66 Temple Street, West Roxbury  
near Tarleton Road

One-story masonry structure

District(s): apartment \_\_\_\_\_ general business \_\_\_\_\_ industrial \_\_\_\_\_  
residential \_\_\_\_\_ local business \_\_\_\_\_ waterfront \_\_\_\_\_  
single family S-.5 manufacturing \_\_\_\_\_

Purpose: to change occupancy from plumbing shop and laundry to  
storage of sound equipment and office.

Violation(s):

Section

Required

Proposed

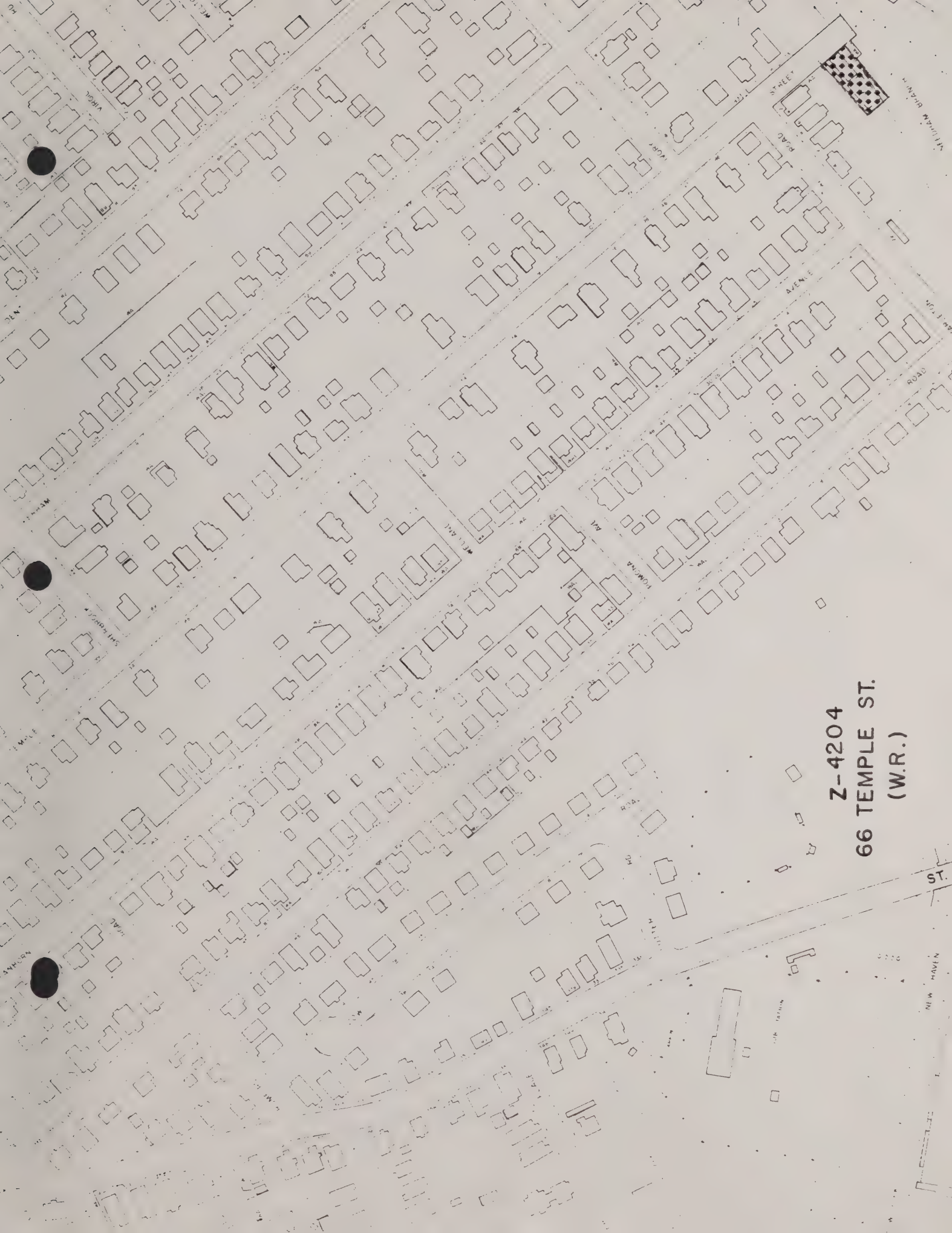
9-2. A change in a nonconforming use requires  
Board of Appeal hearing.

Storage occupancy will be more compatible than former laundry and  
plumbing uses. Recommend approval.

On motion duly made and seconded, it was unanimously

VOTED: In reference to Petition Z-4204, brought by Philip Connell, 66 Temple  
Street, West Roxbury, for a change in a nonconforming use for a  
change of occupancy from plumbing shop and laundry to storage of  
sound equipment and office in a single-family (S-.5) district, the  
Boston Redevelopment Authority recommends denial.





Z-4204  
66 TEMPLE ST.  
(W.R.)



Board of Appeal Referrals 7/20/78

Hearing: 8/22/78

Z-4205

Southeastern Painting Co., Inc.  
210 North Harvard Street, Allston  
at Bertram Street

One-story masonry structure

District(s):	apartment_____	general business_____	industrial_____
	residential R-.5_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: to change occupancy from office and warehouse to office  
and wholesale bakery.

Violation(s):

Section

Required

Proposed

9-2. A change in a nonconforming use requires  
Board of Appeal hearing.

Immediate area is residential-commercial. Community supports proposal  
with delivery and parking conditions. Recommend approval with provisos.

VOTED: In reference to Petition Z-4205, brought by  
Southeastern Painting Co., Inc., 210 North  
Harvard Street, Allston, for a change in a  
nonconforming use for a change of occupancy  
from office and warehouse to office and  
wholesale bakery in a residential (R-.5)  
district, the Boston Redevelopment Authority  
recommends approval with the following pro-  
visos: that delivery and service vehicles  
use Travis and Bertram Streets exclusively;  
that off-street parking be provided for all  
employees.



WILLIAM E. SMITH

Z-4205

PLAYGROUND

210 NORTH HARVARD ST.

(BRI.)





Board of Appeal Referrals 7/20/78

Hearing: 8/29/78

Z-4206  
Mary Damiano  
91 Ashley Street, East Boston  
near Boardman Street

2½-story frame structure

District(s):	apartment_____	general business_____	industrial_____
	residential <u>R-.8</u>	local business_____	waterfront_____
	single family_____		manufacturing_____

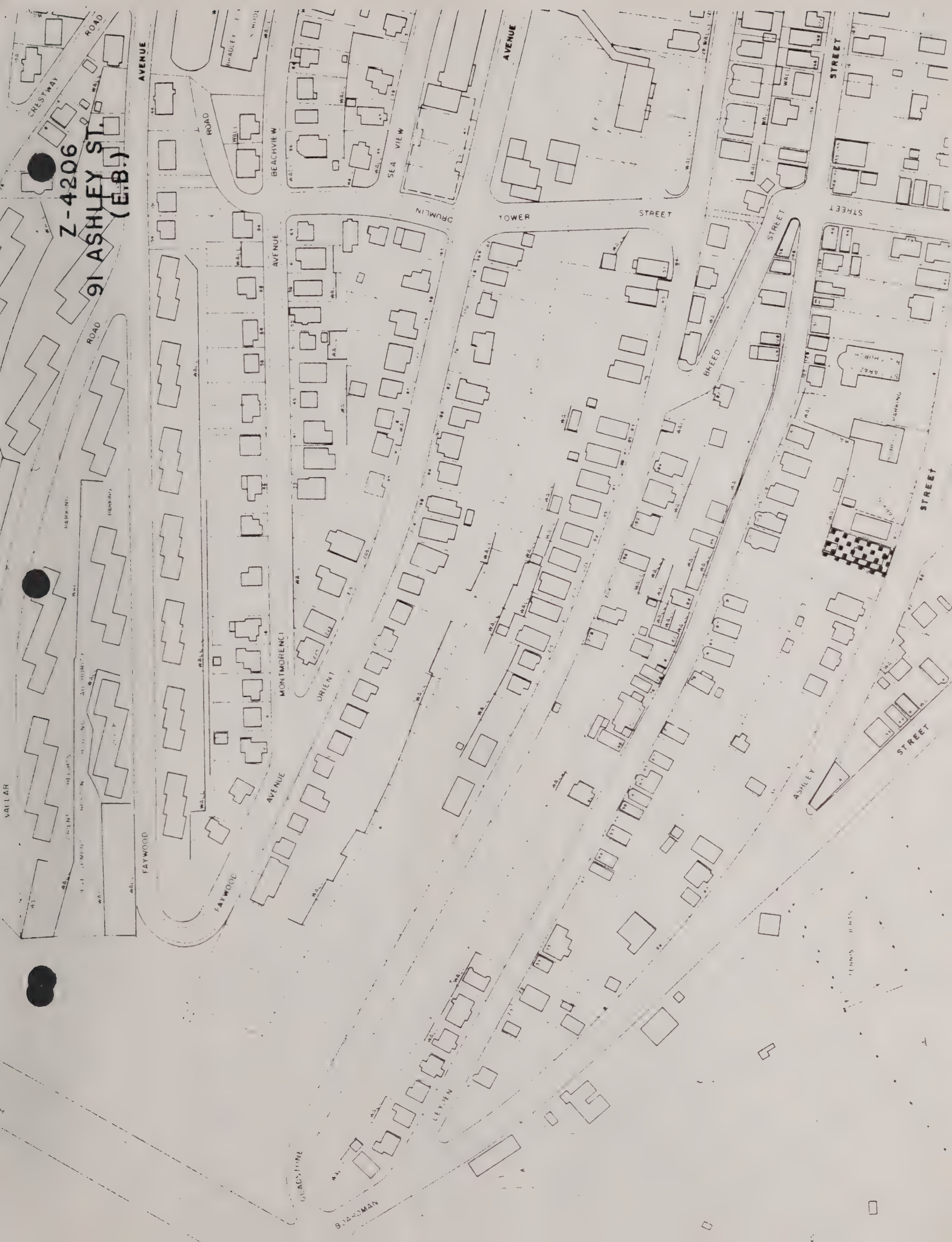
Purpose: to change occupancy from two- to three-family dwelling.

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
8-7. Any dwelling converted for more families which does not meet the requirements of lot area is forbidden in an R-.8 District.		
14-2. Lot area is insufficient.	8,000 sf	5,818 sf

Petition would legalize a small apartment existing for many years. Little Cith Hall has no opposition. Recommend approval.

VOTED: In reference to Petition Z-4206, brought by Mary Damiano, 91 Ashley Street, East Boston, for a forbidden use and a variance for a change of occupancy from two- to three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Condition has existed for many years. No negative impact.



Z-4206

91 ASHLEY ST  
(E.B.)

AVENUE

ROAD

BEACHVIEW

SEA VIEW

AVENUE

DRUMLIN

TOWER

STREET

STREET

STREET

STREET

BKREED

STREET

STREET

ASHLEY

MONTMORENCI

ORIENT

AVENUE

FAYWOOD

FAYWOOD

GLADSTONE

BLISSMAN

TENNIS COURTS



Board of Appeal Referrals 7/20/78

Hearing: 8/22/78

Z-4207

Lewis A. Moorhouse  
402 Columbus Avenue, Boston  
near West Canton Street

Four-story structure

District(s): apartment H-3 general business \_\_\_\_\_ industrial \_\_\_\_\_  
residential \_\_\_\_\_ local business \_\_\_\_\_ waterfront \_\_\_\_\_  
single family \_\_\_\_\_ manufacturing \_\_\_\_\_

Purpose: to legalize occupancy for lodging house (eight lodgers)  
and one apartment.

Violation(s):

Section

Required

Proposed

8-7. Lodging house is conditional in an H-3  
district.

Building has been vacant for several years. Proliferation of lodging  
house use in the immediate community is both inappropriate and undesir-  
able. Community is strongly opposed. Recommend denial.

VOTED: In reference to Petition Z-4207, brought by  
Lewis A. Moorhouse, 402 Columbus Avenue,  
Boston, for a conditional use to legalize  
occupancy for lodging house and one apartment  
in an apartment (H-3) district, the Boston  
Redevelopment Authority recommends denial.  
Proliferation of lodging house use in the  
immediate community is both inappropriate and  
undesirable. Community is strongly opposed.



Z-4207

402 COLUMBUS AVE

(B.P.)



Board of Appeal Referrals 7/20/78

Hearing: 8/29/78

Z-4209  
Winter Street Building Trust  
8 Winter Street, Boston  
at Washington Street

Twelve-story structure

District(s): apartment \_\_\_\_\_ general business B-10 industrial \_\_\_\_\_  
residential \_\_\_\_\_ local business \_\_\_\_\_ waterfront \_\_\_\_\_  
single family \_\_\_\_\_ manufacturing \_\_\_\_\_

Purpose: to install double-faced illuminated sign and temperature  
sign at third floor.

Violation(s):

Section

Required

Proposed

- 11-2. The use which the sign will advertise does  
not occupy at least eighteen feet of sign  
frontage.
- 11-2. Top of sign attached at right angles to a  
building may not extend above sills of  
first level of windows above first story.

Sign, indentifying I. J. Fox retail fur outlet, is totally inappropriate  
and contrary to proposed City of Boston environmental improvements on  
Winter Street. Recommend denial.

VOTED: In reference to Petition Z-4209, brought by  
Winter Street Building Trust, 8 Winter  
Street, Boston, for a conditional use to  
install two signs in a general business  
(B-10) district, the Boston Redevelopment  
Authority recommends denial. Sign is  
totally inappropriate and contrary to pro-  
posed City of Boston environmental improve-  
ments on Winter Street.



COMMON

FOUNTAIN

BAND-  
STAND

PARKING AREA

PARKING AREA

AVERY

STREET

ESSEX

STREET

BOYLSTON SQ.

PARKING AREA

STREET

BEACH

Z-4209  
8 WINTER ST.  
(B.P.)

TREMONT

LA GRANGE

WASHINGTON

AVENUE

EDINBORO

STREET

STREET



Board of Appeal Referrals 7/20/78

Hearing: 8/22/78

Z-4211

Geoffrey P. Morris (prospective purchaser)  
811 East Broadway, South Boston  
near M Street

Three-story masonry row structure

District(s): apartment H-1-50 general business \_\_\_\_\_ industrial \_\_\_\_\_  
residential \_\_\_\_\_ local business \_\_\_\_\_ waterfront \_\_\_\_\_  
single family \_\_\_\_\_ manufacturing \_\_\_\_\_

Purpose: to change occupancy from one-family dwelling to three  
apartments.

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
8-7. Any dwelling converted for more families which does not meet the requirement for lot area is forbidden in an H-1-50 district.		
14-2. Lot area is insufficient.	7,000 sf	2,750 sf

Petitioner proposes extensive interior repair to this historic bow front structure opposite Independence Square and will occupy a unit. Community groups and abutters have expressed support. Recommend approval.

VOTED: In reference to Petition Z-4211, brought by Geoffrey P. Morris, 811 East Broadway, South Boston, for a forbidden use and a variance for a change of occupancy from one-family dwelling to three apartments in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval. Proposal is consistent with and will enhance this residential neighborhood.



ACADIA STREET

CHRISTOPHER J LEE PLAYGROUND

EAST

100 W

STREET

SECOND

EAST

INDEPENDENCE SQUARE

INDEPENDENCE

SQUARE

EAST

STREET

THIRD

EAST

NAZARETH GRADE SCHOOL (GRAM)

BROADWAY

EAST

ST. BRIGID'S CHURCH (R.C.)  
NAZARETH HIGH SCHOOL

SOUTH BAPTIST CHURCH

FORTH

JOSEPH BRENNAN SCHOOL

EAST

81 EAST BROADWAY (S.B.)

STREET

STREET

STREET

CHURCH OF OUR SAVIOUR

EMERSON

UNION TER

FIFTH

EAST



Board of Appeal Referrals 7/20/78

Hearing:

Z-4213

Roman Catholic Archdiocese of Boston  
330 Market Street, Brighton  
at Sparhawk Street

3½-story masonry structure

District(s): apartment R-.5 general business \_\_\_\_\_ industrial \_\_\_\_\_  
residential \_\_\_\_\_ local business \_\_\_\_\_ waterfront \_\_\_\_\_  
single family \_\_\_\_\_ manufacturing \_\_\_\_\_

Purpose: to change occupancy from convent to convent and mental health clinic.

Violation(s):

Section

Required

Proposed

8-7. Mental health clinic is forbidden in an R-.5 district.

Portion of St. Columbkille's convent building would be used for Allston-Brighton mental health clinic. Strong community support. Recommend approval.

VOTED: In reference to Petition Z-4213, brought by Roman Catholic Archdiocese of Boston, for a forbidden use for a change of occupancy from convent to convent and mental health clinic in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. There would be no adverse impact on this mixed use area. Community supports proposal.



330 MARKET ST  
Z-4213  
(BR1)



Board of Appeal Referrals 7/20/78

Hearing: 8/22/78

Z-4226

Public Facilities Department (lessee)  
Badminton and Tennis Club  
52 Hemenway Street, Boston  
at Norway Street

Three-story masonry structure

District(s): apartment H-3 general business            industrial             
residential            local business            waterfront             
single family            manufacturing           

Purpose: to change occupancy to stabling of horses and tennis club.

Violation(s):

Section

Required

Proposed

8-7. Stabling of horses is forbidden in an H-3 district.

Tennis club is existing. Approximately 18-20 police horses will be stabled in conjunction with Mayor's expanded mounted police patrol. FenPAC voted support. Recommend approval.

VOTED: In reference to Petition Z-4226, brought by Public Facilities Department and Badminton and Tennis Club, 52 Hemenway Street, Boston, for a forbidden use for a change of occupancy to stabling of horses and tennis club in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval. Proposal will help in effecting Mayor's expanded mounted police patrol program. FenPAC has voted support.





Board of Appeal Referrals 7/20/78

Hearing: 8/15/78

Z-4227

Johnson Woodworking Company  
33 Morrell Street, West Roxbury  
near Laurie Avenue

One-story masonry structure

District(s): apartment \_\_\_\_\_ general business \_\_\_\_\_ industrial \_\_\_\_\_  
residential \_\_\_\_\_ local business \_\_\_\_\_ waterfront \_\_\_\_\_  
single family S-.5 manufacturing \_\_\_\_\_

Purpose: to erect one-story addition to woodworking shop.

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
9-1. Extension of a nonconforming use requires Board of Appeal approval.		
14-2. Lot area is insufficient.	34,000 sf	20,800 sf
18-1. Front yard is insufficient.	30 ft.	9 ft.
20-1. Rear yard is insufficient.	50 ft.	24 ft.
23-4. Off-street parking is insufficient.	20 spaces	0

Proposed addition (60 ft. by 98 ft.) is inappropriate and excessive, doubling present building capacity and eliminating off-street parking.  
Recommend denial.

VOTED: In reference to Petition Z-4227, brought by Johnson Woodworking Company, 33 Morell Street, West Roxbury, for extension of a nonconforming use and four variances to erect a one-story addition to a woodworking shop in a single-family (S-.5) district, Boston Redevelopment Authority recommends denial. Proposed addition is inappropriate and excessive, doubling present building capacity and eliminating off-street parking.





Z-4227  
33 MORELL ST  
(W.R.)



MEMORANDUM

July 27, 1978 - tabled  
August 3, 1978 - resubmitted

TO: BOSTON REDEVELOPMENT AUTHORITY  
FROM: Kane Simonian, Secretary  
SUBJECT: BOARD OF APPEAL REFERRALS

---

Hearing: 8/15/78

Z-4203  
Paul J. Saunders Post #383  
456 West Fourth Street and  
119-123 Dorchester Street, South Boston

Two-story masonry structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business <u>L-1</u>	waterfront_____
	single family_____		manufacturing_____

Purpose: to change occupancy from firehouse (Boston Fire Department)  
to American Legion Post.

Violation(s):

Section

Required

Proposed

8-7. A private club is conditional in an L-1 district.

Facility would provide space for club activities, youth-oriented programs, and elderly rest area. Community groups favor proposal. Recommend approval.

VOTED: In reference to Petition Z-4203, brought by Paul J. Saunders Post #383, 456 West Fourth Street and 119-123 Dorchester Street, South Boston, for a conditional use for a change of occupancy from firehouse to American Legion Post in a local business (L-1) district, the Boston Redevelopment Authority recommends approval. Facility will provide youth-oriented programs and elderly rest area. Community groups favor proposal.



456 WEST FOURTH ST.  
119 - 123 DORCHESTER ST.

(S.B.)

